

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2002

Grundy Housing Authority  
Route 1, 100 Raulston Avenue  
Monteagle, TN 37356

TN092v02

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Grundy Housing Authority

**PHA Number:** TN092

**PHA Fiscal Year Beginning:** (mm/yyyy) 7/2002

### PHA Plan Contact Information:

Name: William D. Smith, Executive Director

Phone: 931 924 2896

TDD:

Email (if available): [ghousing@blomand.net](mailto:ghousing@blomand.net)

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

### PHA Programs Administered:

- Public Housing and Section 8       Section 8 Only       Public Housing Only

**Annual PHA Plan  
Fiscal Year 2002**

[24 CFR Part 903.7]

**i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

NOT REQUIRED

### **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

No significant changes proposed

### **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 239,011.00

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

#### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment **C**

#### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment **B**

### **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description **Not Applicable**

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for     units <input type="checkbox"/> Public housing for     units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

- A.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program [Not Applicable](#)**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ [Not Applicable](#)

C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component. [Not Applicable](#)

D.  Yes  No: The PHDEP Plan is attached at Attachment [Not Applicable](#)

**6. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name) [The residents requested additional parking and cleaning or replacement of bathroom floor tile.](#)

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included
  - Yes  No: below or
  - Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_.
- Other: (list below)  
**The requested items are included in the five-year plan.**

**B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

**State of Tennessee**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**Refer to the summary of the consolidated plan for the Tennessee Housing Development agency.**

## C. Criteria for Substantial Deviation and Significant Amendments

### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### A. Substantial Deviation from the 5-year Plan:

1. Significant changes to rent or admissions policies or organization of the waiting list.
2. Addition of non-emergency work, items (items not included in the 5-Year Action Plan) exceeding 10% of the total grant or a change in the use of replacement reserve funds under the Capital Fund.
3. Any change with regard to demolition, disposition, designation, homeownership programs or conversion to voucher activities.

#### B. Significant Amendment or Modification to the Annual Plan:

1. Significant changes to rent or admissions policies or organization of the waiting list.
2. Addition of non-emergency work, items (items not included in the Annual Plan or 5-Year Action Plan) exceeding 10% of the total grant or a change in the use of replacement reserve funds under the Capital Fund.
3. Any change with regard to demolition, disposition, designation, homeownership programs or conversion to voucher activities.

## Attachment A Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
NA	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
NA	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
NA	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**Annual Statement/Performance and Evaluation Report - ATTACHMENT B**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Grundy Housing Authority	<b>Grant Type and Number</b> Capital Fund Program: TN37P09250102 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FY 2002
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Original Annual Statement       Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations	\$611.00			
3	1408 Management Improvements	\$6,000.00			
4	1410 Administration	\$500.00			
5	1411 Audit	\$0.00			
6	1415 liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$42,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$30,000.00			
10	1460 Dwelling Structures	\$138,381.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$1,000.00			
13	1475 Nondwelling Equipment	\$9,000.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1498 Mod Used for Development	\$0.00			
19	1502 Contingency	\$0.00			
20	Amount of Annual Grant: (sum of lines 2-19)	\$227,492.00			
21	Amount of line 20 Related to LBP Activities	\$0.00			
22	Amount of line 20 Related to Section 504 Compliance	\$0.00			
23	Amount of line 20 Related to Security	\$0.00			
24	Amount of line 20 Related to Energy Conservation Measures	\$0.00			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Grundy Housing Authority</b>		Grant Type and Number Capital Fund Program #: <b>TN37P09250102</b> Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: <b>FY 2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Transfer funds to operating budget	1406	1	\$611.00				
PHA Wide	Hir consultant to conduct an Energy Audit	1408	1	\$6,000.00				
PHA Wide	Advertising	1410	1	\$500.00				
PHA Wide	Agency Plan update	1430	1	\$5,000.00				
PHA Wide	A/E Design services	1430	1	\$15,000.00				
PHA Wide	A/E Inspection services	1430	1	\$10,000.00				
PHA Wide	CFP Management assistance	1430	1	\$12,000.00				
PHA Wide	Computer hardware	1475	1	\$6,500.00				
PHA Wide	Purchase lawn mower for maintenance	1475	1	\$1,500.00				
PHA Wide	Purchase weed trimmers for maintenance	1475	1	\$1,000.00				
PHA Wide	Contingencies	1502	1	\$0.00				
TN92-004	Install fence around drainage ditch	1450	500	\$15,000.00				
	Install additional concrete parking bays	1450	10	\$15,000.00				
	Renovate bathrooms	1460	27	\$54,000.00				
	Treat all buildings for termite infestation	1460	110	\$43,481.00				
	Install new floor tile and rubber base molding	1460	5	\$7,500.00				
	Renovate kitchens	1460	9	\$14,400.00				
	Scrape patch and paint all walls and ceilings	1460	5	\$7,000.00				
	Replace windows with new double hung insulated windows and insect screens	1460	5	\$12,000.00				
	Install a flagpole at the main office	1470	1	\$1,000.00				



## Capital Fund Program Five-Year Action Plan – ATTACHMENT C

### Part I: Summary

PHA Name: <b>Grundy Housing Authority</b>				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2006
	Annual Statement				
PHA Wide		\$65,792.00	\$71,992.00	\$46,992.00	\$46,242.00
TN37P092004		\$161,700.00	\$155,500.00	\$180,500.00	\$181,250.00
CFP Funds Listed for 5-year planning		\$227,492.00	\$227,492.00	\$227,492.00	\$227,492.00
Replacement Housing Factor Funds					





Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Grundy Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P09250101 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00		\$0.00	\$0.00
2	1406 Operations	\$40,461.00		\$0.00	\$0.00
3	1408 Management Improvements	\$10,000.00		\$0.00	\$0.00
4	1410 Administration	\$1,000.00		\$0.00	\$0.00
5	1411 Audit	\$0.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
7	1430 Fees and Costs	\$40,000.00		\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00
9	1450 Site Improvement	\$0.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$144,550.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00		\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00		\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00		\$0.00	\$0.00
14	1485 Demolition	\$0.00		\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00		\$0.00	\$0.00
17	1495.1 Relocation Costs	\$6,000.00		\$0.00	\$0.00
18	1499 Development Activities	\$0.00		\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00		\$0.00	\$0.00
20	1502 Contingency	\$0.00		\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$239,011.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00		\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00		\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00		\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00		\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$45,600.00		\$0.00	\$0.00

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Grundy Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TN37P09250101</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant: FY 2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	1	\$40,461.00		\$0.00	\$0.00	
PHA Wide	Computer Hardware & Software	1408	1	\$10,000.00		\$0.00	\$0.00	
PHA-Wide	Administration	1410	1	\$1,000.00		\$0.00	\$0.00	
PHA-Wide	Fees and Costs	1430	1	\$40,000.00		\$0.00	\$0.00	
TN092-004	Kitchen Cabinets	1460	19 units	\$30,400.00		\$0.00	\$0.00	
TN092-004	Backsplashes (stainless)	1460	19 units	\$950.00		\$0.00	\$0.00	
TN092-004	Sinks, faucets & supplies	1460	19 units	\$9,500.00		\$0.00	\$0.00	
TN092-004	Paint Interior	1460	19 units	\$26,600.00		\$0.00	\$0.00	
TN092-004	New Windows	1460	19 units	\$45,600.00		\$0.00	\$0.00	
TN092-004	Vinyl Tile Floors	1460	19 units	\$28,500.00		\$0.00	\$0.00	
TN092-004	Relocation Costs	1495.1	19 units	\$6,000.00		\$0.00	\$0.00	



## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

<b>PHA Name:</b> Grundy Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TN43P09250100</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FY 2000
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Original Annual Statement 
  Reserve for Disasters/ Emergencies 
  Revised Annual Statement (revision no: ) 
  Performance and Evaluation Report for Period Ending: 12/31/00 
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$5,325.00	\$5,325.00	\$672.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$31,727.00	\$39,727.00	\$39,727.00	\$20,554.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$45,750.00	\$36,400.00	\$36,400.00	\$0.00
10	1460 Dwelling Structures	\$151,771.00	\$147,796.00	\$147,796.00	\$147,796.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$4,000.00	\$4,000.00	\$4,000.00	\$361.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$234,248.00	\$234,248.00	\$234,248.00	\$169,382.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$45,600.00	\$45,600.00	\$45,600.00	\$45,600.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$45,600.00	\$45,600.00	\$45,600.00	\$45,600.00

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: <b>Grundy Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: <b>TN43P09250100</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>FY 2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Transfer funds to operations	1406	1	\$0.00	\$5,325.00	\$5325.00	\$672.00	
PHA Wide	Cost of advertising for PHA staff positions and construction bids	1410	1	\$500.00	\$500.00	\$500.00	\$0.00	
PHA Wide	Attorney's fee for review of construction contract documents	1410	1	\$500.00	\$500.00	\$500.00	\$0.00	
PHA Wide	AE Design fee	1430	1	\$6,313.00	\$12,313.00	\$12,313.00	\$12,313.00	
PHA Wide	AE Inspection fee	1430	1	\$7,414.00	\$9,414.00	\$9,414.00	\$8,241.00	
PHA Wide	Clerk of the Works	1430	1	\$18,000.00	\$18,000.00	\$18,000.00	\$0.00	
TN092-004	Kitchen renovations	1460	1	\$34,217.00	\$30,242.00	\$30,242.00	\$30,242.00	
TN092-004	Floor tile	1460	1	\$27,000.00	\$27,000.00	\$27,000.00	\$27,000.00	
TN092-004	Paint	1460	1	\$25,200.00	\$25,200.00	\$25,200.00	\$25,200.00	
TN092-004	Windows	1460	1	\$45,600.00	\$45,600.00	\$45,600.00	\$45,600.00	
TN092-004	Relocation	1495.1	1	\$4,000.00	\$4,000.00	\$4,000.00	\$361.00	
TN092-004	Ceiling repairs	1460	1	\$19,754.00	\$19,754.00	\$19,754.00	\$19,754.00	
TN092-004	Replace sewer lift station	1450	1	\$45,750.00	\$36,400.00	\$36,400.00	\$0.00	



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:**  
**Summary**

<b>PHA Name:</b> Grundy Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: TN37P09291099 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FY 1999
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/01  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$41,599.00	\$41,599.00	\$41,599.00	\$41,599.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$1,009.00	\$1,009.00	\$1,009.00	\$500.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$40,653.00	\$41,853.00	\$41,853.00	\$12,659.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$17,900.00	\$22,265.00	\$22,265.00	\$16,110.00
10	1460 Dwelling Structures	\$69,712.00	\$76,934.00	\$76,934.00	\$70,650.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$6,000.00	\$5,764.00	\$5,764.00	\$0.00
13	1475 Nondwelling Equipment	\$18,320.00	\$5,769.00	\$5,769.00	\$5,769.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$195,193.00	\$195,193.00	\$195,193.00	\$147,287.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$6,000.00	\$5,764.00	\$5,764.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$36,650.00	\$36,650.00	\$36,650.00	\$35,866.00

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: <b>Grundy Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>TN37P09291099</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>FY 1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Transfer funds to operations	1406	1	\$41,599.00	\$41,599.00	\$41,599.00	\$41,599.00	
PHA Wide	Cost of advertising for PHA staff positions and construction bids	1410	1	\$500.00	\$509.00	\$509.00	\$0.00	
PHA Wide	Attorney's fee for review of construction contract documents	1410	1	\$509.00	\$500.00	\$500.00	\$500.00	
PHA Wide	AE Design fee	1430	1	\$9,339.00	\$9,339.00	\$9,339.00	\$9,339.00	
PHA Wide	AE Inspection fee	1430	1	\$7,414.00	\$7,414.00	\$7,414.00	\$3,320.00	
PHA Wide	Clerk of the Works	1430	1	\$18,000.00	\$18,000.00	\$18,000.00	\$0.00	
PHA Wide	Environmental Assessment	1430	1	\$1,400.00	\$2,600.00	\$2,600.00	\$0.00	
PHA Wide	Agency Plan	1430	1	\$4,000.00	\$4,000.00	\$4,000.00	\$0.00	
PHA Wide	Planning fee	1430	1	\$500.00	\$500.00	\$500.00	\$0.00	
PHA Wide	Purchase copy machine	1475	1	\$5,000.00	\$5,769.00	\$5,769.00	\$5,796.00	
PHA Wide	Purchase new lawn mower	1475	1	\$8,979.00	\$0.00	\$0.00	\$0.00	
PHA Wide	Purchase a top and heater for the Gator (golf cart)	1475	1	\$2,822.00	\$0.00	\$0.00	\$0.00	
PHA Wide	Purchase portable air compressor	1475	1	\$378.00	\$0.00	\$0.00	\$0.00	
PHA Wide	Purchase a word processor typewriter	1475	1	\$371.00	\$0.00	\$0.00	\$0.00	
PHA Wide	Purchase computer workstation	1475	1	\$460.00	\$0.00	\$0.00	\$0.00	
TN092-004	Extend concrete drainage an additional 6 ft.	1450	1	\$7,600.00	\$10,180.00	\$10,180.00	\$7,740.00	
TN092-004	Replace broken storm drain piping between at bldgs. E-6 and H-5	1450	20	\$2,950.00	\$3,910.00	\$3,910.00	\$2,655.00	
TN092-004	Rework drain across Raulston Avenue from bldg. 102-104	1450	1	\$3,450.00	\$2,950.00	\$2,950.00	\$2,205.00	
TN092-004	Replace top on area drain on storm sewer system	1450	1	\$3,900.00	\$5,225.00	\$5,225.00	\$3,510.00	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Grundy Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>TN37P09291099</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>FY 1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN092-004	Install new handrails at all steps with 4 or more risers	1450	140	\$0.00	\$0.00	\$0.00	\$0.00	
TN092-004	Replace smoke detectors	1460	110	\$20,800.00	\$20,800.00	\$20,800.00	\$20,800.00	
TN092-004	Replace bathroom GFI receptacles	1460	110	\$0.00	\$5,500.00	\$5,500.00	\$0.00	
TN092-004	Replace damaged drywall ceilings and paint	1460	11000	\$12,262.00	\$13,984.00	\$13,984.00	\$13,984.00	
TN092-004	Add an additional 8 inches of insulation in attics	1460	88000	\$36,650.00	\$36,650.00	\$36,650.00	\$35,866.00	
TN092-004	Rework security system at main office	1470	1	\$6,000.00	\$5,764.00	\$5,764.00	\$0.00	



**Required Attachment D: Resident Member on the PHA Governing Board**

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Not Applicable**

B. How was the resident board member selected: (select one)? **Not Applicable**

- Elected
- Appointed

C. The term of appointment is (include the date term expires): **Not Applicable**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

**County Executive LaDue Bouldin**

**Note: All of the members of the board of commissioners resigned recently. Our county executive is currently in the process of appointing a new board. These new appointments will include a resident member.**

## **Required Attachment E: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Jamie Lucy – President – 110 Raulston Avenue  
Andrea Cooper – Vice-President - 158 Raulston Avenue  
Amber David – Secretary – 122 Raulston Avenue  
Ruby Stotts, Treasurer – 105 Raulston Avenue

## ATTACHMENT F – Voluntary Conversion

### Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

ONE

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

NONE

- c. How many Assessments were conducted for the PHA's covered developments?

ONE

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	NA

- a. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

Not Applicable

**Required Attachment G: Admissions Policy for Deconcentration**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
  
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. Not Applicable

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

## Attachment H – Resident Assessment Follow-Up Plan

The Grundy Housing Authority scored a 72.9 percent on the Communication Section of the 2001 Resident Survey. To improve communication with our residents, we plan to take the following steps:

Activity	Date of Event
Display posters	April, 2, 2001
Distribute flyers to residents	April 2, 2001
Conduct a resident meeting	April 10, 2001
Hold a dinner meeting for residents in the community room	April 11, 2001
Conduct resident meeting	April 17, 2001
Conduct resident meeting	April 24, 2001